2816



FIRST-TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)

Case Reference

: LON/00BA/OCE/2013/0192

Property

75 and 77 Courtney Road London

SW19 2EE

Applicant

Ms R A M Unikowska and Ms V M

Wood

Representative

n/a

:

:

:

:

Respondent

Mr John Joseph McCarthy

Representative

n/a

Type of Application

Section 24 Leasehold Reform

Housing and Urban Development

Act 1993

Tribunal Members

Mrs F J Silverman Dip FR LLM

Mr N Martindale FRICS

Date and venue of

Hearing

13 November 2013 (paper

consideration)

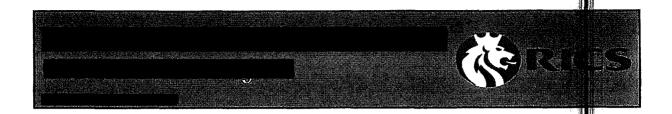
10 Alfred Place, London WC1E 7LR

Date of Decision

13 November 2013

DECISION

The price payable for the acquisition of the freehold of the property shall be £ 8,900.00. The Terms of the draft transfer are approved by the Tribunal as drawn.



Collective Enfranchisement Valuation

Property:

75-77 Courtney Road, London SW19 2EE

Prepared By: M W Stapleton FRICS

Date:

25-Mar-2013

Assessment of premium to be paid for a collective enfranchisement valuation, in accordance with Signedule 6 of the Leasehold Reform & Housing and Urban Development Act 1993 (as amended by Housing Act 1996) and Commonhold & Leasehold Reform Act 2002.

First Term

£70.00 **Ground Rent**

Years Purchase 87.00 years @ 7.00% 14.25

£997.22 £997.22

Reversion

Virtual Freehold Value £542,500

Present Value £1 in 87.00 years @ 5.00% 0.01 £7,780

Freeholders existing Interest

£8,776.87

b) After

Rent (peppercorn) £0.00

c) Compensation

Paragraph 2 Land £100

£8,877

Premium payable by Lessee

Say,

8,900.00

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